

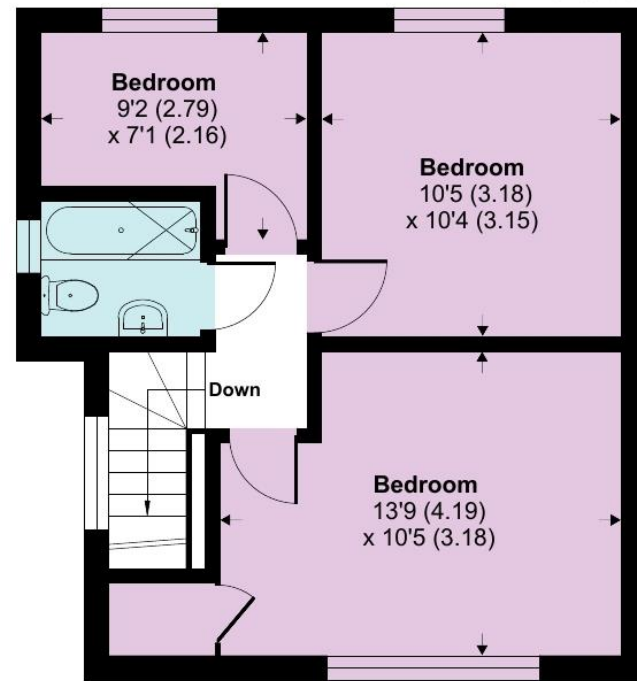
# Sandford Road, Aldershot, GU11

Approximate Area = 822 sq ft / 76.3 sq m

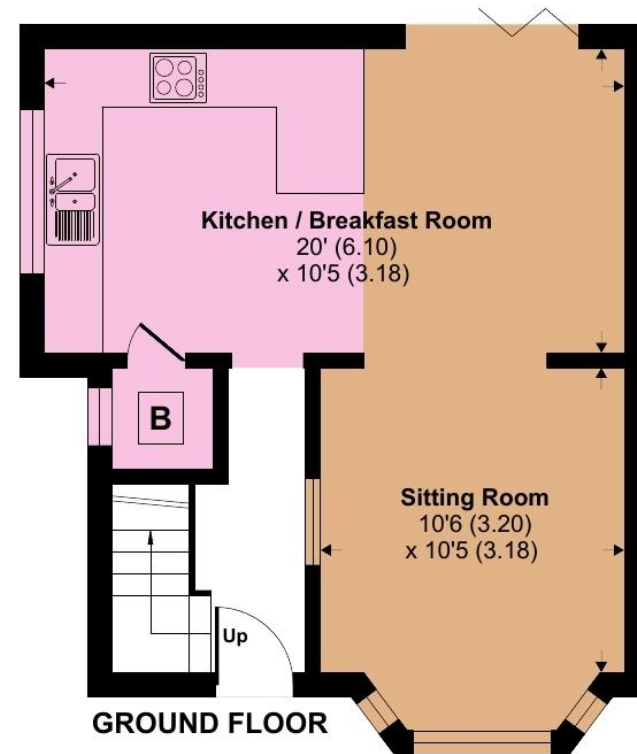
Outbuilding = 80 sq ft / 7.4 sq m

Total = 902 sq ft / 83.7 sq m

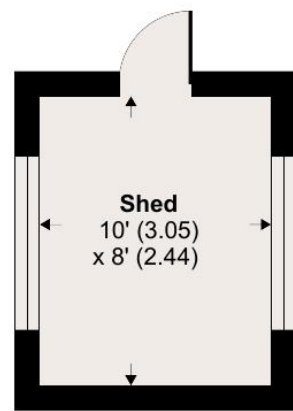
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



OUTBUILDING



## Sandford Road, Aldershot, Hampshire, GU11

Offers in excess of £400,000

Situated in the popular West side of Aldershot, this well presented detached home boasts a large open-plan kitchen/breakfast room and is within walking distance of Aldershot train station.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2023. Produced for Tarrant & Robertson t/a Winkworth Ltd. REF: 1057653

Winkworth

Winkworth

Tel 01252 733042  
Email Farnham@winkworth.co.uk  
99 West Street, Farnham, GU9 7EN

Winkworth





### ACCOMMODATION

- Large open plan kitchen/breakfast room with island
- Sitting room with bay window
- Three bedrooms
- Family bathroom
- Driveway
- Sought after road
- South westerly facing rear garden
- Walking distance to Aldershot train station

### DESCRIPTION

Situated at the end of this sought after road and on the fringes of Farnham, this property is within walking distance of well-regarded schools, the local nature reserve, the town centre and mainline station.

The property comprises large entrance hallway, sitting room with bay window and wooden flooring, impressive open plan kitchen/breakfast room 'hub' with central island and bifolding doors to garden, boiler cupboard.

Upstairs there are two double bedrooms, a single bedroom and well presented family bathroom.

Outside there is a generous south westerly facing rear garden with well positioned decking area, area of lawn, garden shed, side access and courtyard area. There are a good mixture of shrubs and small trees which provide a high degree of privacy. To the front the driveway provides parking for two vehicles.



### LOCATION

This property is situated on a sought after road within the 'West-End' of Aldershot, being close to local amenities and well regarded schools for children of all ages, and lastly Aldershot mainline train station with direct links to London.

Sandford Road is conveniently located for access to local schools and amenities with St Joseph's School being just 1 miles away and All Hallows School being just 0.9 miles away. Aldershot's mainline station (0.9 miles) is within easy walking distance and provides direct trains into Waterloo from 47 minutes. The trainline also serves Alton, Ascot, Farnham and Guildford, all in under an hour. Aldershot is a commuter town set off the A331, with road links to the M3, A31 and M25. Ongoing regeneration provides a choice of leisure facilities; a lido and sports centre, along with two theatres, a cinema and a choice of high street shops, restaurants and parks and nature reserve.

### LOCAL AUTHORITY

Rushmoor Borough Council, Aldershot

### DISCLAIMER

Winkworth Estate Agents wish to inform any prospective purchaser that these sales particulars were prepared in good faith and should be used as a general guide only. We have not carried out a detailed survey, nor tested any services, appliances or fittings. The measurements are approximate, rounded and are taken between internal walls often incorporating cupboards and alcoves. They should not be relied upon when purchasing fittings including carpets, curtains or appliances. curtains/blinds, carpets and appliances whether fitted or not are deemed removable by the vendor unless they are specifically mentioned within these sales particulars

